



**COUNTY OF LAKE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION**

Courthouse - 255 N. Forbes Street
Lakeport, California 95453
Phone (707) 263-2221 FAX (707) 263-2225

**Planning Division Application
Commercial Cannabis Cultivation Major and Minor Use Permit**
(Please type or print)

Project name: _____
Assessors Parcel # : _____ - _____ - _____
_____ - _____ - _____

INITIAL FEES:	
UP	\$2,721.00
IS	\$1,425.00
EA	\$190.00
Arch Rev	\$75.00
Daycare Proximity	\$20.00
Cannabis Service Fee	\$4,160.00
Subtotal:	\$8,591.00
Technology Recovery (2%)	\$86.72
General Plan Maintenance	\$50.00
Total:	\$8,727.72

Zoning: _____

General Plan: _____

Receipt # _____

Initial: _____

APPLICANT:

NAME: _____
MAILING ADDRESS: _____
CITY: _____
STATE: _____ **ZIP:** _____
PRIMARY PHONE: () _____
SECONDARY PHONE: () _____
EMAIL: _____

PROPERTY OWNER (IF NOT APPLICANT):

NAME: _____
MAILING ADDRESS: _____
CITY: _____
STATE: _____ **ZIP:** _____
PRIMARY PHONE: () _____
SECONDARY PHONE: () _____
EMAIL: _____

PROJECT LOCATION

ADDRESS: _____

PRESENT USE OF LAND: _____

DESCRIPTION OF PROJECT:

SURROUNDING LAND USES:

North: _____
South: _____
East: _____
West: _____

PARCEL SIZE(S):

Existing: _____
Proposed: _____

Existing/Proposed Water Supply: _____

Existing/Proposed Sewage Disposal: _____

Fire Protection District: _____

School District: _____

At-Cost Project Reimbursement

I, _____, the undersigned, hereby authorize the County of Lake to process the above referenced permit request in accordance with the County of Lake Code. I am paying an initial fee of \$_____ as an estimated cost for County staff review, coordination and processing costs related to my permit (Resolution No. 2017-19, February 7, 2017). **In making this initial fee, I acknowledge and understand that the initial fee may only cover a portion of the total processing costs. Actual costs for staff time are based on hourly rates adopted by the Board of Supervisors in the most current County fee schedule. I also understand and agree that I am responsible for paying these costs even if the application is withdrawn or not approved.**

I understand and agree to the following terms and conditions of this Reimbursement Agreement:

1. Time spent by County of Lake staff in processing my application and any direct costs will be billed against the available initial fee. **"Staff time" includes, but is not limited to, time spent reviewing application materials, site visits, responding by phone or correspondence to inquiries from the applicant, the applicant's representatives, neighbors and/or interested parties, attendance and participation at meetings and public hearings, preparation of staff reports and other correspondence, processing of any appeals, responding to public records act requests or responding to any legal challenges related to the application. "Staff" includes any employee of the Community Development Department.**
2. If processing costs exceed the available initial fee, I will receive invoices payable within 30 days of billing.
3. As the owner of the project location, I have the authority to authorize and I hereby do authorize the County of Lake or authorized representative(s) to make inspections at any reasonable time as deemed necessary for the purpose of review and processing this application.
4. If I fail to pay any invoices within 30 days, the County will stop processing my permit application. All invoices must be paid in full prior to issuance of the applied for permit.
5. If the County determines that any study submitted by the applicant requires a County-contracted consultant peer review, I will pay the actual cost of the consultant review. This cost may vary depending on the complexity of the analysis. Selection of any consultant for a peer review shall be at the sole discretion of the Community Development Director or his designee.

6. I agree to pay the actual cost of any public notices for the project as required by State Law and the Lake County Zoning Ordinance.
7. I may, in writing, request a further breakdown or itemization of invoices, but such a request does not alter my obligation to pay any invoices in accordance with the terms of this agreement.
8. I agree to pay all costs related to permit condition compliance as specified in any conditions of approval for my permit/entitlement including compliance monitoring.
9. I agree not to alter the physical condition of the property during the processing of this application by removing trees, demolishing structures, altering streams, and/or grading or filling. I understand that such alteration of the property may result in the imposition of criminal, civil or administrative fines or penalties, or delay or denial of the project.
10. Applicant shall defend, indemnify and hold harmless the County and its agents, including consultants, officers and employees from any claim, action or proceeding against the County or its agents, including consultants, officers or employees to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, expenses, attorney's fees, or expert witness costs that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of this application, including any claim for private attorney general fees claimed by or awarded to any party against the County, and shall also include the County's costs incurred in preparing the administrative record which are not paid by the petitioner. The County shall promptly notify the applicant of any claim, action or proceeding. Notwithstanding the foregoing, the County shall control the defense of any such claim, action or proceeding unless the settlement is approved by the applicant and that the applicant may act in its own stead as the real party in interest in any such claim, action or proceeding.
11. I have checked the current Hazardous Waste and Substances Sites List pursuant to Government Code Section 65962.5(f). www.envirostor.dtsc.ca.gov/public/ The proposed project site **is** ☐ or **is not** ☐ included on the most recent list.
12. I understand that pursuant to State Fish and Games Code Section 711.4, a filing fee is required for all projects processed with a Negative Declaration or Environmental Impact Report unless it has been determined by the California Department of Fish (CDFW) that the project will have no effect on fish and wildlife. The fees are collected by the County Community Development Department, Planning and Environmental review Division (PER) for payment to the State. I understand that I will be notified of the fee amount upon release of the environmental document for the project.

13. I hereby agree that any drainage studies and/or drainage models that are provided to the County as part of the technical studies for this entitlement process will be provided with a license or other satisfactory release allowing the County to duplicate, distribute, and/or publish the studies and models to the general public without restriction. I understand that failure to provide such license or release to the satisfaction of the County may result in comment that the study and or model is inadequate to support the entitlement request.

The signature(s) below signifies legal authority and consent to file an application in accordance with the information above. The signature also signifies that the submitted information and accompanying documents are true and accurate, and that the items initialed above have been read and agreed to.

Note: This agreement does not include other agency review fees or the County Clerk Environmental Document filing fees.

**APPLICATIONS WILL NOT BE ACCEPTED WITHOUT SIGNATURE(S) OF LEGAL PROPERTY OWNERSHIP
OR OFFICIAL AGENT/AUTHORITY TO FILE (circle one)**

Ownership

Contract to Purchase*

Letter of Authorization*

Power of Attorney*

**Must Attach Evidence*

Name of Property Owner or Corporate Principal Responsible or Appointed Designee for Payment of all At-Cost Project Reimbursement Fees:

(Please Print)

Name of Company or Corporation (if applicable):

(Please Print)

Mailing Address of the Property Owner or Corporation/Company responsible for paying processing fees:

(If a Corporation, please attach a list of the names and titles of Corporate officers authorized to act on behalf of the Corporation)

Name:* _____

Date: _____

Email address: _____

Phone Number: _____

Signature of Owners/Agent* Name

Date

Signature of Applicant

Date

Supplemental Data for Initial Study

The following supplemental information is required for all applications requiring environmental review in accordance with the California Environmental Quality Act (CEQA). Please answer the following questions as thoroughly as possible. If questions do not apply to your project, indicate by writing 'N/A' or check "no". Use separate sheets of paper if necessary. **IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE LAKE COUNTY PLANNING DIVISION.**

Description of objective of project and its operational characteristics:

Type of Business: _____

Product or service provided: _____

Hours of operation: _____ Days of operation: _____

Number of shifts (normal): _____ Number of shifts (peak): _____

Employees per shift (normal): _____ Employees per shift (peak): _____

Number of deliveries per day: _____ Number of customer per day: _____

Number of pick-ups per day: _____ Lot size: _____

Number and type of company Vehicles: _____ Type of loading facilities: _____

Floor area of existing structures: _____ Proposed building floor area: _____

Number of existing parking spaces: _____ Number of proposed parking spaces: _____

Number of floors: _____

Additional relevant information: _____

Supplemental Data for Initial Study (Continued)

Description of site prep/construction activities

When do you anticipate starting construction?

How long will construction take?

What days/times will construction occur?

What type of construction equipment will be used?

How many truck/vehicle trips will be necessary for construction?

Will equipment be idling during construction?

Where will construction equipment be staged/stored?

Will any trees or vegetation be removed? If yes, please provide type and amounts.

Supplemental Data for Initial Study (Continued)

How much grading is anticipated to occur and where?

Will soil be imported or exported to/from the site? If so from where and what amount?

Is trenching required? If yes, please provide location, dimensions and cubic yards.

How much water will be used for construction, operation and maintenance? What is the water source?

Other questions and information needed for the Initial Study

Describe how scenic views or vistas are impacted by the cultivation site.

What lighting is proposed for the project? Will areas be lit at night?

Are there any existing agricultural uses on-site besides cannabis? Will they be removed?

Supplemental Data for Initial Study (Continued)

Will this project result in the loss of forest land? If so, describe how many acres and what type of trees.

How will dust, ash, smoke, fumes or odors generated by the cultivation site be managed?

Are there any water features (drainages, streams, creeks, lakes, rivers, vernal pools, wetlands, etc.) on-site or immediately adjacent to the project? If yes, will any work take place in or near them?

Will there be a loss of any wetland or streamside vegetation? If yes, describe where, total area, and type of vegetation lost.

Describe and site or buildings have any archaeological or historical significance.

What are the slopes on the cultivation site?

Supplemental Data for Initial Study (Continued)

Describe the soils found at the site and their potential for landslides, erosion, lateral spreading, subsidence, liquefaction, or collapse.

Describe methods to be taken to reduce greenhouse gases.

Will solid waste be produced? If yes, how will it be disposed of?

Will hazardous waste be produced? If yes, how will it be disposed of?

How will vegetative waste be managed?

How will growth medium waste be managed?

Will any material be taken to a landfill? If yes, which one and how much material is anticipated?

Supplemental Data for Initial Study (Continued)

Describe risk of an explosion or release of hazardous substances in case of an accident.

Do portions of the cultivation site periodically flood?

Describe the existing drainage patterns on the site and how they may be alternated and to what degree as a result of this project.

What Best Management Practices (BMPs) or measures will be implemented in order to prevent erosion and impacts to water quality?

Is wastewater treatment required for the project? If yes, what is the source?

Describe how this project is consistent with the County's General Plan and Zoning Ordinance.

Describe the level and frequency of noise or vibration that will be generated from this project.

Supplemental Data for Initial Study (Continued)

Describe what measures have been taken to maintain or improve level of service for the appropriate fire district and Cal Fire.

How is the site accessed?

Describe the amount of traffic the project will generate.

Are there any road improvements that would be required? If yes, please provide specs (type of materials and dimensions).

Describe if this project will result increased traffic hazards to motor vehicles, bicyclists, or pedestrians?

Are greenhouses or other accessory structures proposed? If yes, what are the dimensions of the structures and materials/colors they will be constructed out of?

What sources of energy will be used?

Supplemental Data for Cannabis Cultivation

The legal business name of the applicant entity: _____

The license type, pursuant to the California Department of Food and Agriculture cannabis cultivation program regulations, for which the applicant is applying and whether the application is for an M-license or A-license:

A list of all the types, including the license numbers of valid licenses, from the department and other cannabis licensing authorities that the applicant already holds: _____

DESIGNATED RESPONSIBLE PARTY

The designated responsible party, who shall also be an owner, with legal authority to bind the applicant entity, and the primary contact for the application.

Full legal name: _____

Title: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Primary contact phone number: (____) _____ - _____

Email address: _____ + _____

A copy of the Designated Responsible Party's government-issued identification shall be attached. Acceptable forms of identification are a document issued by a federal, state, county, or municipal government, including, but not limited to, a driver's license or passport, that contains the name, date of birth, physical description, and picture of the individual.

AGENT

If an individual or entity is serving as agent for service of process for the applicant, the following information shall be provided:

Full legal name: _____

Title: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Primary contact phone number: (____) _____ - _____

Email address: _____ + _____

Owner

A complete list of every owner of the applicant entity. "Owner" means any of the following:

- (1) A person with an aggregate ownership interest of 20 percent or more in the person applying for a license or a licensee, unless the interest is solely a security, lien, or encumbrance.
- (2) The chief executive officer of a nonprofit or other entity.
- (3) A member of the board of directors of a nonprofit.
- (4) An individual who will be participating in the direction, control, or management of the person applying for a license.

Each individual owner named shall submit the following information:

Full legal name: _____

Title: _____

Mailing Address: _____

City: _____

State: _____ Zip: _____

Primary contact phone number: (____) _____ - _____

Email address: _____ + _____

Date ownership interest in the applicant entity was acquired: _____

Percentage of the ownership interest held in the applicant entity by the owner: _____

A list of all the valid licenses, including license type(s) and license number(s), from the department and other cannabis licensing authorities that the owner is listed as either an owner or financial interest holder:

A copy of the owner's government-issued identification shall be attached. Acceptable forms of identification are a document issued by a federal, state, county, or municipal government, including, but not limited to, a driver's license or passport, that contains the name, date of birth, physical description, and picture of the individual.

For applicants that are a cannabis cooperative as defined by Division 10, Chapter 22 (commencing with section 26220) of the Business and Professions Code, identification of all members.

Evidence that the applicant entity has the legal right to occupy and use the proposed location.